

**CITY OF LA VISTA**  
**MAYOR AND CITY COUNCIL**  
**FEBRUARY 1, 2022 AGENDA**

<b>Subject:</b>	<b>Type:</b>	<b>Submitted By:</b>
PROFESSIONAL SERVICES AGREEMENT – PLACEMAKING & LANDSCAPE DESIGN SERVICES FOR LA VISTA CIVIC AREAS AMENDMENT No. 1	◆ RESOLUTION ORDINANCE RECEIVE/FILE	RITA RAMIREZ ASST. CITY ADMINISTRATOR/ COMMUNITY SERVICES DIRECTOR

#### **SYNOPSIS**

A resolution has been prepared to approve Amendment No. 1 to the Professional Services Agreement with RDG Planning and Design for additional professional services associated with final design and construction of The Link in an amount not to exceed \$900,930.

#### **FISCAL IMPACT**

The FY21/22 biennial budget provides funding for this work.

#### **RECOMMENDATION**

Approval

#### **BACKGROUND**

Subsequent to an RFP process, the City Council authorized the selection of RDG Planning and Design to provide placemaking and landscape design services for civic areas associated with the 84<sup>th</sup> Street Redevelopment Project on January 2, 2019. A detailed scope of work and terms of an agreement were subsequently negotiated and approved by the City Council on June 4, 2019.

The agreed upon project scope was divided into two phases, with phase one consisting of the process to determine and select preferred concepts and plans for several civic spaces along the 84<sup>th</sup> Street corridor. One of these civic spaces was to include a facility that would connect the City Centre development with the City's adjacent park and provide appropriate amenities for park users. Phase one services have been completed.

Phase two of the agreement consists of final design work, preparation of construction plans and construction management services for said facility, now known as The Link. The initial agreement indicated that a contract amendment would be necessary for these additional services.

**RESOLUTION NO. \_\_\_\_\_**

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF LA VISTA, NEBRASKA APPROVING AMENDMENT NO. 1 TO THE PROFESSIONAL SERVICES AGREEMENT WITH RDG PLANNING AND DESIGN, OMAHA, NEBRASKA, FOR ADDITIONAL PROFESSIONAL SERVICES ASSOCIATED WITH FINAL DESIGN AND CONSTRUCTION OF THE LINK IN AN AMOUNT NOT TO EXCEED \$900,930.

WHEREAS, the Mayor and City Council of the City of La Vista determined that professional placemaking and landscape design services for the 84<sup>th</sup> Street corridor were necessary; and

WHEREAS, an RFP process was completed and on January 2, 2019, the City Council selected RDG Planning and Design as the firm to provide said placemaking and landscape design services; and

WHEREAS, subsequently a detailed scope of work and terms of an agreement were negotiated with RDG and approved by the City Council on June 4, 2019; and

WHEREAS, the agreed upon scope was divided into two phases for this project and phase one services have been completed; and

WHEREAS, the FY21/22 Biennial Budget contains funding for this project; and

WHEREAS, Subsection (C) (9) of Section 31.23 of the La Vista Municipal Code requires that the City Administrator secures Council approval prior to authorizing any expenditure over \$5,000.00.

NOW, THEREFORE BE IT RESOLVED, that the Mayor and City Council of La Vista, Nebraska do hereby approve amendment No. 1 to the professional services agreement with RDG Planning and Design, Omaha, Nebraska to provide additional professional services associated with final design and construction of The Link in an amount not to exceed \$900,930.

PASSED AND APPROVED THIS 1<sup>ST</sup> DAY OF FEBRUARY, 2022.

CITY OF LA VISTA

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Douglas Kindig, Mayor

ATTEST:

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Pamela A. Buethe, MMC  
City Clerk

## AIA document B101, amendment #1

Standard Form of Agreement Between Owner and Architect  
dated January 23, 2019 between **City of La Vista, NE** and **RDG IA Inc**  
The Agreement provides for professional design services for the following project:  
**Placemaking and Landscape Design Services, La Vista Civic Areas**

**Date of this Amendment:** 11/1/2021

**RDG Project No.:** R3003.066.01

**File No.:** 1.02

Articles designated as "to be determined by project specific amendments" in the Prime Agreement

§ 1.1.4 The Owner's anticipated design and construction milestone dates:

.2 Construction commencement date:

March 21, 2022

.3 Substantial Completion date or dates:

June 30, 2023

.4 Other milestone dates:

Tentative substantial completion of adjacent Astro Music Venue: March 31, 2023

§ 4.2.3 The Architect shall provide Construction Phase Services exceeding the limits set forth below as Additional Services. When the limits below are reached, the Architect shall notify the Owner:

.2 Fifteen (15) visits to the site by the Architect during construction

1. **DESCRIPTION AND SCOPE OF AMENDED SERVICES:** The Architect's Basic Services shall be amended to include the following:
  - 1.1. See Exhibit D
2. **CONSTRUCTION COST:** The Owner's Construction Cost budget shall be amended in conformance with the amended scope of services as follows:
  - 2.1. See Exhibit D
3. **SCHEDULE:** The schedule previously established for the Project shall be amended in conformance with the amended scope of services as follows:
  - 3.1. See section 1.1.4 above.



4. **COMPENSATION:** For the amended services and conditions described herein, compensation shall be modified as follows:  
4.1. See Exhibit D

Basic Compensation per original Agreement	\$ 249,650.00
Amendment No. 1	\$ 900,930.00

Total Amended Compensation: \$ 1,150,580.00

5. **OTHER CONDITIONS:** All conditions of the original Agreement shall apply to this Amendment unless specifically stated below:  
5.1. N/A

This Amendment entered into as of the day and year as first written above.

**OWNER:** City of La Vista, NE

**ARCHITECT:** RDG IA Inc

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(signature)

Brenda Gunn, City Administrator  
(printed name and title)

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(signature)

G.W. Justin Platts, PLA, ASLA - Principal  
(printed name and title)



## scope of services

November 1, 2021

**La Vista Placemaking and Landscape Design Services – Amendment 01:  
Preliminary Design – Construction Administration**  
RDG Project No. R3003.066.01

**Project Location:**

Central Park, north of City Centre  
8302 City Centre Drive  
La Vista, NE 68128

**Owner:**

City of La Vista  
8116 Park View Blvd  
La Vista, NE 68128

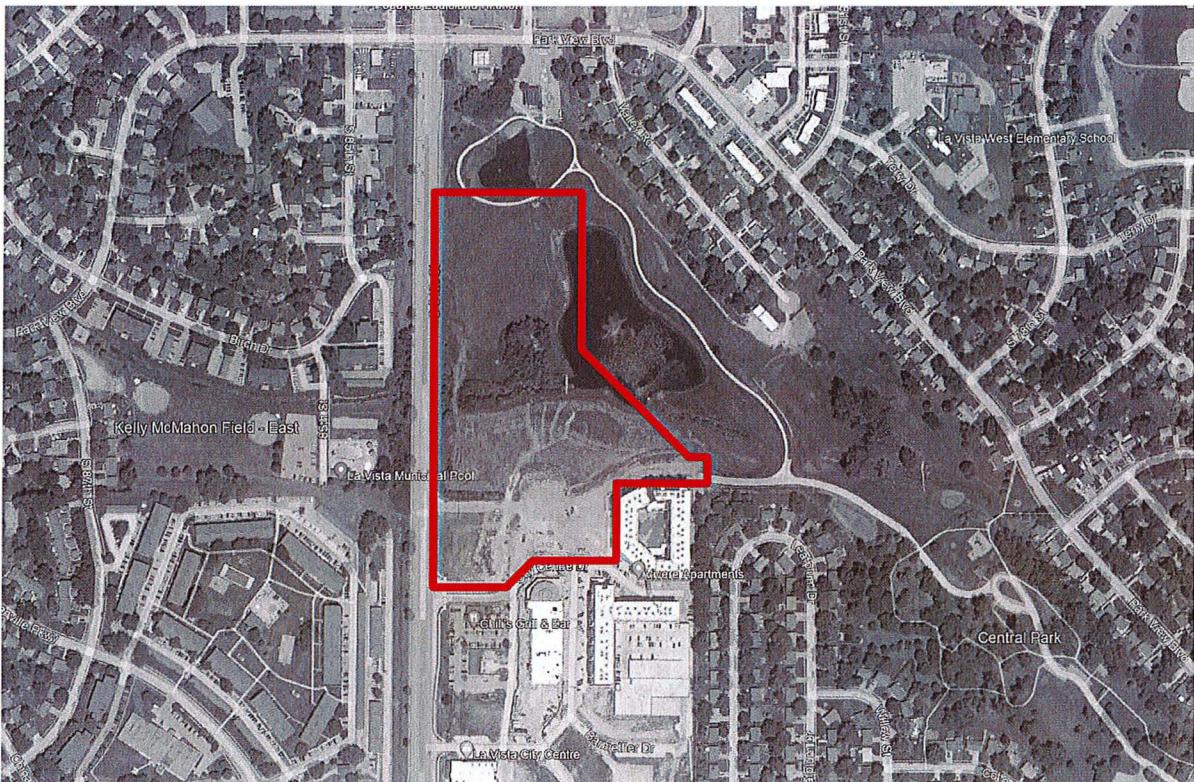
**Description:**

Per the described amendment process outlined in the original agreement between RDG Planning & Design (RDG) and the City of La Vista (City), RDG is pleased to provide you with the following proposal for Preliminary Design through Construction Administration. These services are for the project more recently titled Central Park Pavilion and Site Improvements. The Central Park Pavilion and its surrounding site spaces serve as an interface between two important civic spaces in La Vista; City Centre and Central Park. The design of the Central Park Pavilion emphasizes the transformational aspects of the site, serving primarily as a public restroom/concession facility overlooking Central Park and serving La Vista residents, and secondarily as an extension of the adjacent music venue's outdoor amphitheater (outside of RDG's scope). The design iconography of a spotlight is a driving organizational form in establishing the spatial relationships between architecture and site. Major site components include a fire lane, boardwalk, plaza spaces, retaining walls, site amenities, site circulation via stairs, ramps, and accessible paths, water features, seating areas, planting areas, and unique elements of fun. The project budget is anticipated to be \$10,000,000 and the owner is utilizing a Construction Manager at Risk (CMR) process to execute the project with JE Dunn Construction serving as the selected Construction Manager.

Design consultants and the services provided are listed below:

- RDG Planning & Design (prime consultant) – Project Management, Architecture, Landscape Architecture, Lighting Design, Art Integration Design
- TD2 Engineering – Civil Engineering, Structural Engineering
- Alvine Engineering – Mechanical, Electrical, and Plumbing, and Food Service Review
- IP Design Group – Technology
- EC Design Group – Irrigation Design
- C&C Consultants – Acoustical Review
- Stecker–Harmsen, Inc – Preliminary Cost Estimation prior to CMR involvement
- Waterline Studios – Water Feature Design





## Project Location Diagram

## Basic Services Overview:

Previously completed tasks associated with the original contract between RDG and the City include the following:

- Task 1. Discovery, Programming and Organization
- Task 2. Concept Development
- Task 3. Refinement of Preferred Concept

Additional Tasks, covered by this contract amendment are as follows:

Task 4.	Preliminary Design
Task 5.	Final Design
Task 6.	Bidding and Contracting
Task 7.	Construction Administration

## Workplan:

Below is a summary of the work plan to be executed as part of this agreement:

#### **Task 4. Preliminary Design (Schematic Design and Design Development)**

- A. Coordinate with City Staff Steering Committee throughout the design process to gain feedback and direction on project trajectory.
- B. Validate program developed as part of the master planning phase in relation to project intent.
- C. Present design intent to City Council to gain confirmation on design intent.
- D. Coordinate with City to effectively prepare for execution of a Construction Manager at Risk (CMR) process to be used for Preconstruction and Construction phases of the project.
- E. Collaborate with selected CMR to understand project costs and proactively adjust to construction trends and market volatility with a focus on constructability review.



- F. Communicate with adjacent property owners/developers regarding construction of the Music Venue and other projects within City Centre.
- G. Prepare 100% Design Development documents to be used by selected CMR to establish their proposed Guaranteed Maximum Price (GMP), as is customary within CMR process.

**Task 5. Final Design (Construction Documents)**

- A. Coordinate with City Staff Steering Committee throughout the design process to gain feedback and direction on project trajectory.
- B. Collaborate with CMR on documentation process to ensure alignment with established GMP.
- C. Communicate with adjacent property owners/developers regarding construction of the Music Venue and other projects within City Centre.
- D. Facilitate document review meetings with City staff to ensure project understanding.
- E. Present final design intent to City Council.
- F. Prepare 100% Construction Documents, including specifications, to be used by CMR in bidding out the construction work.

**Task 6. Bidding & Contracting**

- A. Provide clarifications/answers to questions related to design and issue addenda documentation as appropriate.
- B. Coordinate with CMR on bidder qualifications and bidding process.
- C. Review Substitution Requests associated with bidding process.
- D. Coordinate with City Staff Steering Committee as needed.

**Task 7. Construction Administration**

- A. Review and approve contractor product submittals and shop drawings required as part of the construction contract.
- B. Respond to Contractor submitted written RFI's and issue supplemental drawings and instructions to provide design intent clarifications as appropriate.
- C. Participate in fifteen (15) construction progress meetings/site observation visits, generally planned for once per month during length of construction, with the City and Contractor during construction. Additional construction progress meetings/site observation visits to achieve construction completion to be provided as an additional service.
- D. Participate in fifteen (15) one-hour virtual construction progress meetings via Zoom or similar video conference platform to coordinate construction progress.
- E. Review CMR's applications for payment and make recommendation to the City for payment.
- F. Participate in one (1) Substantial Completion site visit with the City and Contractor to observe the substantially complete project. Additional substantial completion site visits to achieve construction completion to be provided as an additional service.
- G. Review CMR's punch-list of outstanding items to be addressed prior to Final Completion.
- H. Participate in one (1) Final Completion site visit with the City and Contractor to observe the final project and completed items identified in the punch-list. Additional final completion site visits to achieve construction completion to be provided as an additional service.
- I. Develop written recommendation to the City for acceptance of the completed project.

**Compensation:**

Compensation shall be a stipulated lump sum of **\$892,330**.

Fees for the above services are subject to the terms and conditions of the contract, and compensation may be amended for additional services or changes to the contract schedule or budget.

Reimbursable expenses are not included in the fees above and will be billed with monthly invoices. Expenses shall not exceed **\$8,600**.

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END OF BASIC SCOPE OF SERVICES

**Additional Value-Added Services (not included basic services)**

RDG Planning & Design has been fortunate to collaborate with our clients on many meaningful projects. Through these experiences, RDG have developed a deep expertise and have provided our clients with a variety of additional tools and resources. In addition to our basic services, below is an abbreviated list of value-added services, tools, and resources our consultant team could provide for your project if desired:

1. Additional meetings and presentations
2. Film narration, digital recording, and video formatting and production
3. Website development and management
4. Media publications
5. Community surveys, public informational forums, and stakeholder and user group meetings

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**Excluded Services (not included basic services)**

1. Topographic and/or boundary surveys
2. Environmental assessments, including wetland delineation, protected species and/or cultural resources investigations, tree surveys
3. Investigations of utilities which lack documentation in the public record
4. Tracing or televising of underground utilities
5. Soil borings
6. Geotechnical engineering
7. Traffic impact plan
8. Applicable jurisdictional entitlement and approval processes and/or permitting
9. Appraisal, platting, annexation, rezoning
10. Percolation tests and septic system design
11. Legal services, title opinions, title research, easement research
12. Energy modeling and calculations
13. Commissioning of systems
14. Rebates, grants, or other funding applications
15. Life-cycle cost analysis
16. Operational and financial analysis
17. Permit applications
18. Building energy simulation
19. Sampling, laboratory, and on-site material testing or performance and intrusive testing
20. Hazardous material testing
21. All other scope and specialty services not specifically identified in basic services described herein

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**La Vista Interface Design Fees**

<b>Consultant</b>	<b>Role(s)</b>	<b>Main Contact</b>	<b>Fee</b>
Alvine	MEP	Shane Harrer	\$57,900.00
Alvine	Food Service Review	Shane Harrer	\$5,700.00
Alvine - IP Design Group	Technology	Shane Harrer	\$14,410.00
EC Design Group	Irrigation	Erik Christiansen	\$17,500.00
TD2	Structural	Troy Nissen	\$95,000.00
TD2	Civil	Scott Loos	\$85,000.00
RDG	Lighting	David Raver	\$32,000.00
RDG	PM / Landscape	Bruce Niedermeyer	\$260,000.00
RDG	Arch	Gary Enerson	\$250,000.00
RDG	Art Integration	Matt Niebuhhr	\$30,000.00
C & C Consultants	Acoustic Coordination	Dominique Cheenne	\$10,000.00
Stecker-Harmsen, Inc.	Pre-CMR Cost Estimation	Darren Block	\$1,320.00
Waterline Studios	Water Feature Design	Dominic Shaw	\$33,500.00
			<b>\$892,330.00</b>

Expenses	Total	Construction Budget:
		\$ 10,000,000.00

\$1,100.00

\$2,500.00

\$5,000.00	Fee as % of Con. Budget:
\$8,600.00	\$900,930.00 9.01%